

## ***Phase III Sold Home Program***

### ***Frequently Asked Questions***

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#### ***Purpose***

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**1. What is the purpose of the Phase III Sold Home Program?**

The Sold Home Program is intended to benefit grant applicants who no longer own their damaged residence and have not been able to attach the required covenants to the damaged residence property. Originally, MDA adopted a policy on sold homes that allowed applicants to receive grant funds if a covenant was attached to the damaged residence property by the new owners of that property. Many Phase I and Phase II applicants have indicated that the new homeowners are unwilling to sign the covenants. As a result, these applicants have been unable to close their HAP grants, even though they meet all other eligibility requirements. To address this issue, MDA created Phase III of the HAP, the Sold Home Program, which allows sold home applicants to qualify for grant money, independent of the cooperation of the new owner(s) of their former Katrina-damaged residence. Through the Sold Home Program, MDA will now consider for an award any applicant who meets all other eligibility requirements of Phase I or II but **cannot** obtain the signature of the new owner on the Sold Home Covenant.

**2. How much money could I be eligible for in the Phase III Sold Home Program?**

Applicants who meet the eligibility requirements for the Sold Home Program can receive either seventy percent or fifty percent of their net Phase I or Phase II grant award, depending upon the Phase III Option that applies to them .

#### ***Eligibility***

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**3. What are the eligibility requirements?**

Under **Option 1** of the Sold Home Program, an applicant will receive 70% of his or her Phase I or Phase II net grant award, less any State tax and Federal duplication of benefits . The requirements for Option 1 are listed below.

- The applicant must currently own a residence in Hancock, Harrison, Jackson, or Pearl River Counties, Mississippi;  
AND
- The applicant must certify that the current residence is his or her primary residence;  
AND
- The applicant must agree to execute a HAP covenant on the current residence;  
AND
- The applicant must meet either the standard Phase I or Phase II eligibility requirements, as appropriate.

Under **Option 2** of the Program, the applicant will receive 50% of his or her net grant award as calculated under Phase I or Phase II; this includes State tax and Federal duplication of benefits deductions. This option is for applicants who do not own a residence in Hancock, Harrison, Jackson or Pearl River Counties, Mississippi, or cannot execute a covenant on their current primary residence located in one of these four counties. These applicants would be eligible if:

- The applicant rents his or her housing in one of the four counties listed above;  
OR
- The applicant is unable to place the covenants on the property on which he or she resides;  
OR
- The applicant has relocated out of one of the four counties listed above;  
AND
- The applicant must meet either the standard Phase I or Phase II eligibility requirements, as appropriate.

## ***Application***

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### **4. How do I apply for the Sold Home Program?**

You must first apply for Phase I or Phase II, pass the Phase I or Phase II eligibility requirements, and receive award approval before you can be considered for the Phase III Program. If you meet all of these Program requirements and if the new owners sign the covenants and attach them to their property, you can receive the full Phase I or Phase II grant amount. If the new owner(s) are unwilling to sign the covenants, please notify MDA to be considered for the Phase III Program.

### **5. How do I notify the Homeowner Assistance Program that I can't get the new owners to sign the covenants?**

Please visit one of the service centers listed below and ask to speak to a Sold Home Specialist. Or, contact the MDA call center at 866-369-6302.

<b>Hancock County Service Center</b>	<b>Harrison County Service Center</b>	<b>Jackson County Service Center</b>
Hancock Government Center 3068 Longfellow Drive Building 27 Bay St. Louis, MS 39520	Prime Outlets Mall 10000 Factory Shops Blvd Suite 110 Gulfport, MS 39503	Singing River Mall 2800 US Hwy 90 Suite 1146 Gautier, MS 39553
<b>Hours of Service</b> Monday-Friday 8AM to 6PM	<b>Hours of Service</b> Monday-Friday 10AM to 6PM	<b>Hours of Service</b> Monday-Friday 10AM to 6PM

**6. How will I be contacted once I'm identified as a Phase III Sold Home Program candidate?**

The Homeowner Assistance Program will send you a letter with an enclosed form that must be completed and returned to HAP for consideration in the Sold Home Program.

### **Verification**

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**7. Do I have to go through the Phase I or Phase II eligibility process?**

Yes. To be considered eligible for Phase III, you must pass the eligibility process for either Phase I or Phase II.

**8. I passed eligibility in Phase I or Phase II, what else needs to be verified?**

The Homeowner Assistance Program will need to verify that you no longer own the Katrina-damaged residence you owned and occupied as your primary residence at the time of the storm. HAP will also need to confirm your new address.

### **Closing**

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**9. What will I be signing at the time of the closing?**

You will be signing a grant agreement, a subrogation agreement, a grant affidavit, and you may need to sign a covenant agreement, depending upon the location of your new property.

**10. Since I still reside in one of the four coastal counties, the Phase III Sold Home Program Option 1 applies to me. This Option states, "The applicant agrees to execute a HAP covenant on the current address." These covenants require that I maintain flood insurance on my property. My current property is not located in a flood zone, so it doesn't make sense for me to carry flood insurance.**

If you live in one of the four coastal counties (Hancock, Harrison, Jackson, or Pearl River), but do not live in a FEMA designated flood zone, the covenant requirement to maintain flood insurance on your property will be waived.

**11. I qualify for the program under the Phase II requirements. Do I have to attend financial counseling before I can receive my check?**

Yes, you must attend financial counseling as part of the requirements for this program.

**12. I rolled into the Phase III Sold Home Program from Phase II. I have relocated out of state since the storm. If I have to attend financial counseling to receive my grant, that would require me to make a special trip to the Mississippi gulf coast that would be inconvenient and expensive. Can an exception be made for people in my situation?**

If your new property is located outside the four coastal counties of Hancock, Harrison, Jackson, and Pearl River, and if you are not required to place covenants on your property as part of the sold home program, the financial counseling requirement can be waived.

**13. Who needs to attend the closing?**

All homeowners who were listed on the deed of the damaged property on August 29, 2005, will need to attend the closing. If covenants are being placed on the new property, the owners of the new property will need to attend the closing and sign all necessary documentation.

## ***Disbursement***

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**12. How will grant awards be disbursed?**

- a. Grant awards will be mailed to the homeowner(s).
- b. The checks will be payable to all homeowners listed on the deed of the damaged property on August 29, 2005.

## ***Appeals***

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**13. I was declined for the Phase III Sold Home Program but feel that I am eligible. How do I appeal?**

The appeals process for the Sold Home Program does not differ from the appeals process for Phase I or Phase II. Information regarding the full appeal process is available on the website and in the Phase I Application Guidebook. In general, any homeowner may appeal if the amount in dispute is at least \$500. If the amount in dispute is less than \$500, the decision of MDA shall be final.

Appeals from a decision by MDA must be submitted in writing to MDA at P.O. Box 66, Clinton, MS 39060-0066 within 60 days of the homeowner's receipt of MDA's decision. The appeal must explain the specific disagreements with MDA's decision(s), and should include all documentation to support the homeowner's position.

**14. I was approved for a lower amount than I feel is fair. How do I appeal?**

The appeals process for the Sold Home Program does not differ from the appeals process for Phase I or Phase II. The full appeal process is available on the website and in the Application Guidebook. In general, any homeowner may appeal if the amount in dispute is at least \$500. If the amount in dispute is less than \$500, the decision of MDA shall be final.

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**15. I feel I have been treated unfairly, or discriminated against during this process. Who do I contact?**

To register a complaint, call 866-369-6302 or email [complaints@mshomehelp.gov](mailto:complaints@mshomehelp.gov).